026.0	0006	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	880,900 / 880,900
					USE VALUE:	880,900 / 880,900
					ASSESSED:	880,900 / 880,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6	-8	WALDO RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUSA THOMAS X JR &
Owner 2:	TASSONE VICTORIA L
Owner 3:	
Street 1:	8 WALDO RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TASSONE FRANK -
Owner 2:	TASSONE MATILDA -
Street 1:	38 ROBINSON DRIVE
Twn/City:	BEDFORD
St/Prov:	MA Cntry:
Postal:	01730

NARRATIVE DESCRIPTION

This parcel contains 5,724 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Aluminum Exterior and 2200 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5724.000	407,500		473,400	880,900
Total Card	0.131	407,500		473,400	880,900
Total Parcel	0.131	407,500		473,400	880,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.41 | /Parcel: 400.4

Legal Description

User Acct 17993

GIS Ref

GIS Ref

Insp Date 07/21/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 026.0-0006-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	407,600	0	5,724.	473,400	881,000	881,000	Year End Roll	12/18/2019
2019	104	FV	316,700	0	5,724.	503,000	819,700	819,700	Year End Roll	1/3/2019
2018	104	FV	316,700	0	5,724.	366,900	683,600	683,600	Year End Roll	12/20/2017
2017	104	FV	296,600	0	5,724.	319,500	616,100	616,100	Year End Roll	1/3/2017
2016	104	FV	296,600	0	5,724.	272,200	568,800	568,800	Year End	1/4/2016
2015	104	FV	264,100	0	5,724.	266,300	530,400	530,400	Year End Roll	12/11/2014
2014	104	FV	264,100	0	5,724.	218,900	483,000	483,000	Year End Roll	12/16/2013
2013	104	FV	274,900	0	5,724.	208,300	483,200	483,200		12/13/2012

!2188!

PRINT

Date	Time
12/10/20	17:39:41

LAST REV

Date	Time
08/03/17	18:13:58
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2188

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TASSONE FRANK,	66867-12		2/29/2016	Family	450,000	No	No	4	
	9635-463		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	17993
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	MEAS&NOTICE	HS	Hanne S
3/15/2017	SQ Returned	EMK	Ellen K
1/16/2009	Meas/Inspect	372	PATRIOT
7/28/2006	MLS	HC	Helen Chinal
10/1/1999	Meas/Inspect	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5724		Sq. Ft.	Site		0	80.	1.03	1									473,375						473,400	

Total AC/HA: 0.13140 | Total SF/SM: 5724 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 473,375 | Spl Credit | Total: 473,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12727273
Const Adj.:	0.98735195
Adj $ / SQ:	189.213
Other Features:	103300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	590618
Depreciation:	183091
Depreciated Total:	407526

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

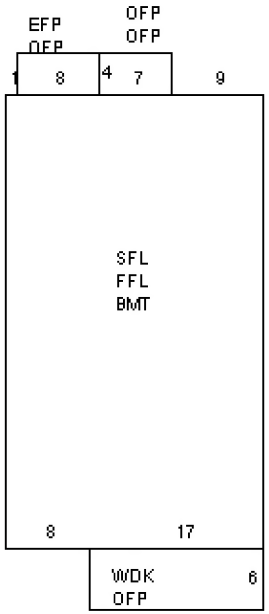
No Unit	RMS	BRS	FL
2	5	2	M
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	189.21
Special Features:	0	Val/Su Net:	112.44
Final Total:	407500	Val/Su SzAd	185.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	56.760	62,440
FFL	First Floor	1,100	189.210	208,134
SFL	Second Floor	1,100	189.210	208,134
OFP	Open Porch	190	24.870	4,724
WDK	Deck	102	15.600	1,592
EFP	Enclos Porch	32	71.680	2,294

Net Sketched Area:	3,624			Total:	487,318
Size Ad	2200	Gross Are	3624	FinArea	2200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

026.0-0006-0011.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	